

**Town of Essex
29 West Avenue
Essex, CT – Meeting Room B**

Building Committee

August 5, 2015

MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others: Paul Drummey, CREC
Tom Fitzgerald, Region #4
Norman Needleman, First Selectman

Meeting called to order by Bruce Glowac at 8:01 a.m.

Approval of Minutes:

Kelly Sterner requested a change to the minutes of 7/29/15 as follows:

Page 2 – Under Old Business – 4th Paragraph – 4th Sentence:

“Norman Needleman asked for additional information on the 2nd floor east end of the building to include the First Selectman’s office.” *Delete – “Conference Rooms A&B, Tax Assessor, Tax Collector offices and hallway.”*

Kelly Sterner moved to approve the minutes of 7/29/15 as amended, seconded by Leigh Rankin. Motion Passed.

CREC Report:

Paul Drummey indicated things are moving along quickly and expected to be complete tomorrow night on the longest section of the roof. John McConville is still working with the plumber on the change order credit. He feels confident the result will be positive with the number he gave them.

Tom Fitzgerald indicated that most of the building will be done this week except for the C wing

and it looks like we will be on schedule for the beginning of school.

Tom Fitzgerald indicated that it will cost \$500 to \$1,000 extra for the air handlers in changing from wood to steel supports. They will put the 2 x 6 sleepers underneath the roof and it will require using two steel supports.

Bruce Glowac made motion to approve the cost for the change supports from wood to steel not to exceed \$1,000 for the air handlers, seconded by Kelly Sterner. Motion Passed.

Bruce inquired about the roof ladders and Tom has two prices from Global Industrial for stock items, that are approximately \$300.00 each and could get a local welder to install. Bruce indicated he would weld them.

Bruce Glowac made a motion to approve the purchase of the roof ladders not to exceed \$1,000, seconded by Leigh Rankin. Motion Passed.

Old Business:

- a. Air conditioning Essex Elem / Town Hall - Leigh gave an update to the air conditioning install at the school. Bruce asked whether Silktown will make the cuts. Tom from Thermometrics will be meeting Silktown there today at 2:00 p.m. Regarding the Town Hall, Tom (Thermometrics) will follow the schools plan as supplies were ordered at the same time. He may suggest a DX unit based upon the Land Use renovation project. Leigh indicated that Tom (Thermometrics) has the square footage to properly size the A/C unit(s) to determine our needs, however, he feels split systems may not be that cost effective at this point.

Bruce Glowac made a motion to authorize Paul Drummey to negotiate time and materials with Silktown to make necessary preparations for the air conditioning units through the EES roof, seconded by Leigh Rankin. Motion Passed.

- b. Fire Alarm proposal

Bruce Glowac mentioned that TPC (a fire alarm systems company) will be coming down this week and take a look at the building. Tom Fitzgerald talked with Bella Electric regarding the possible install. Zelek Electric contacted Fire Tech out of West Haven and they too would like to come out and bid at the end of August/September and look at building. Bruce indicated that if at all possible, he does not want a proprietary system. Tom Fitzgerald will call Bonner in Uncasville for another recommendation for a nonproprietary system. He will get back to the Building Committee with further recommendations within a month.

c. Town Garage expansion (Plans)

Bruce delivered site plans to Leigh Rankin. Tom (Thermometrics) went to the Town Garage with Leigh to look at the boiler. He recommends getting rid of the boiler entirely. He also feels that a gas fired Modine heater for the garage would be what he recommends. Bruce believes we will eventually get natural gas at the Town Garage, however, not sure if there will/would be a cost to hook up.

New Business:

a. Roof Bids

Paul Drummey made a request to the Building Committee that after reviewing the other bidders quotes, that Silktown is clearly the lowest bidder and the most qualified to do the roofs for the Town Hall and Town Garage. Bruce will sign the contract today.

Bruce Glowac made a motion to approve Silktown as the most qualified and lowest bidder as the contractor for both the Town Garage and Town Hall roofs, seconded by Leigh Rankin.

Motion Passed.

Approval of Invoices:

Kelly Sterner indicated Garth Sawyer (Region #4) did put in an ED046 for payment. The State responded that we cannot put in a request for payment as we only have a temp number. It also turned out that it's not being signed due to the fact that the resolutions we did in November 2013, that the BOE is authorizing them to accept or reject a grant and establish the Building Committee and authorizing the preparation of the schematic drawings. We referenced in the resolutions "Capital Projects" and it was not specific enough and they prefer it to say "school roof replacement". These documents are now over a year old and we have to resubmit the resolutions to them again. This will go to the Board of Selectmen meeting tonight and then to Town Meeting.

Other Business:

Norman Needleman signed the wetlands permits for the bridge.

Adjournment:

Bruce Glowac made a motion to adjourn the meeting at 8:35 a.m., seconded by Leigh Rankin.
Motion passed.

Note: There will not be a Building Committee meeting on August 12th.

Respectfully submitted,

Yvonne Roziak